

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official website and official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Friday, July 07, 2017 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

*Mary J. Kayser*

City Secretary for the City of Fort Worth, Texas



## ZONING COMMISSION AGENDA

Wednesday, July 12, 2017  
Work Session 11:30 AM  
Public Hearing 1:00 PM  
City Council Conference Room 290  
2<sup>nd</sup> Floor – City Hall  
200 Texas St.  
Fort Worth, Texas 76102

### COMMISSION MEMBERS:

Melissa McDougall, Chair, CD 5  
Will Northern, CD 1  
Vacant, CD 2,  
John Cockrell, Sr., CD 3  
Jesse Gober, CD 4

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sandra Runnels, CD 6  
John Aughinbaugh, CD 7  
Wanda Conlin, CD 8  
Leah Dunn, CD 9

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### **I. WORK SESSION / LUNCH 11:30 AM City Council Conference Room 290**

- A. Briefing: Previous Zoning Actions by City Council Staff
- B. Review: Today's Cases Staff
- C. Presentation: Proposed text amendments: Board of Adjustment and Urban Design Commission requirements for, rear yard lot coverage, and expansion of legal nonconforming two-family uses Staff

### **II. PUBLIC HEARING 1:00 PM City Council Conference Room 290**

**CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, AUGUST 1, 2017 AT 7:00 P.M. UNLESS OTHERWISE STATED.**

- A. Call to Order
- B. Approval of June 14, 2017 Meeting Minutes \_\_\_\_\_ Chair

**To view the docket:** <http://fortworthtexas.gov/zoning/cases/>

### **C. CONTINUED CASES**

1. ZC-17-073      JAMES AUSTIN    3220 Mitchell Blvd.      1.08 ac.      CD 8

- a. Applicant/Agent: James Austin
- b. Request: *From:* "B" Two-Family and "E" Neighborhood Commercial      *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus auto parts store; site plan included

2. SP-17-008 CALVARY CATHEDRAL INTL 1701 Oakhurst Scenic Dr 13.26 ac. CD 9
- Applicant/Agent: Dennis Hopkins
  - Request: *From:* PD 586 "PD/SU" Planned Development/Specific Use for church related activities and signs that exceed the maximum height allowed in the "CF" Community Facilities District; site plan required *To:* Amend PD 586 site plan to add/remove light poles and to add additional signage
3. ZC-17-086 VANN CATTLE YARDS, INC. 11300 - 11450 NW Highway 287 40.72 ac. CD 7
- Applicant/Agent: Ben Luedtke, Hanover Property Co.
  - Request: *From:* "A-5" One-Family and "E" Neighborhood Commercial *To:* "A-5" One-Family and "D" High Density Multifamily
4. ZC-17-094 WEST RIVER PARTNERS, LP ET AL. 204-228 Athenia 129-217 Roberts Cut Off, 5200 Deavers Ln. 6.05 ac. CD 7
- Applicant/Agent: Mary Nell Poole, Townsite Company
  - Request: *From:* "B" Two-Family and "CF" Community Facilities *To:* "UR" Urban Residential
5. ZC-17-095 JOEL BARAJAS 2615 & 2617 Azle Avenue 0.32 ac. CD 2
- Applicant/Agent: William Matthews
  - Request: *From:* "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus outdoor car wash and detailing; site plan waiver requested
6. ZC-17-080A CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION 2500 Wabash and 2565 Rogers Ave. 0.59 ac. CD 9
- Applicant/Agent: City of Fort Worth
  - Request: *From:* "B" Two-Family with TCU Residential Overlay *To:* PD/A-5 for all uses in "A-5" One Family plus for 2500 Wabash: maximum two 2 bedroom units and four 1 bedroom units in two structures; 2565 Rogers: maximum six 1 bedroom units in two structures; site plan required for new construction on both properties/TCU Residential Overlay

#### D. NEW CASES

7. SP-17-011 LEGEND BANK NA 1801 E. Northside Drive 4.30 ac. CD 9
- Applicant/Agent: Stantec Consulting Services, Inc./Charlie Fowler
  - Request: *From:* PD 399 PD/D Planned Development for all uses in "D" High Density Multifamily; site plan approved *To:* Amend PD site plan to reduce total buildings and allow two 5-story multifamily buildings
8. ZC-17-099 BELLFAST GLEN INVESTMENTS, LLC 6000 Malvey Avenue 0.16 ac. CD 3
- Applicant/Agent: Robert Webster
  - Request: *From:* "B" Two-Family *To:* "C" Medium Density Multifamily

9. ZC-17-101      HAYCO REALTY CO., LTD    6000 Cromwell Marine Creek Road    3.32 ac. CD 2
- Applicant/Agent: Randy Lockhart
  - Request: *From:*      "A-5" One-Family and "E" Neighborhood Commercial      *To:* "A-5" One-Family
10. ZC-17-102    CITY OF FORT WORTH PROPERTY MANAGEMENT    8755 and 8795 Old Denton Rd.  
12.13 ac.      CD 4
- Applicant/Agent: Baird, Hampton & Brown, Inc, Trace E. Strevey III, P.E.
  - Request: *From:*      "AG" Agricultural      *To:* "E" Neighborhood Commercial
11. ZC-17-103      PAUL G. HICKS    528 & 529 Athenia Drive    3.81 ac.      CD 7
- Applicant/Agent: Shana Crawford, Fort Capital
  - Request: *From:*      "B" Two-Family      *To:* "UR" Urban Residential
12. ZC-17-104      FW INDEPENDENT SCHOOL DISTRICT    3060 Overton Park Drive West    6.21 ac.  
CD 3
- Applicant/Agent: Mike Naughton, FWISD
  - Request: *From:*      "A-5" One-Family      *To:* "CF" Community Facilities
13. ZC-17-105      TCRG OPPORTUNITY XIV, LLC    6000 West Freeway    0.60 ac.      CD 3
- Applicant/Agent: Mark Dabney, BOKA Powell Architects
  - Request: *From:*      "B" Two-Family and "CR" Low Density Multifamily      *To:* "E" Neighborhood Commercial
14. ZC-17-106      CARL SUVERKROP & TYRONE BRADFIELD    3002 & 3004 McKinley Avenue  
0.27 ac.      CD 2
- Applicant/Agent: Carl Suverkrop
  - Request: *From:*      "A-5" One-Family      *To:* "B" Two-Family
15. ZC-17-107      JOHN C. REGAN      3800 Ridgehaven Road    0.94 ac.      CD 3
- Applicant/Agent: Tyler Arbogast, James Harris Pt LLC
  - Request: *From:*      "A-21" One-Family      *To:* "PD/AR" Planned Development for all uses in "AR" One-Family Restricted with waivers to the block pattern and setbacks; site plan included
- THIS CASE HAS BEEN WITHDRAWN.*
16. ZC-17-108      NATHAN BONTKE    1231 E. Harmon Road    13.93 ac.      CD 7
- Applicant/Agent: Dunaway Assoc, Barry Hudson
  - Request: *From:*      "F" General Commercial      *To:* "D" High Density Multifamily
17. ZC-17-109      TWO PONDS INC.    7429 Randol Mill Road    20.95 ac.      CD 5

- a. Applicant/Agent: Wagih Farag
- b. Request: *From:* PD 707 "PD/SU" Planned Development/Specific Use for clothing/wearing apparel sales, new; recreational vehicle (RV) park for events only; restaurant, cafe, cafeteria; stable, commercial, riding, boarding or rodeo arena; saddle or harness repair or sales, feed store, no processing/milling; one dwelling unit when part of a business. To be developed under the "E" Neighborhood Commercial development standards; site plan required  
*To:* "A-5" One-Family

18. ZC-17-110      PEDRO A. ACEVEDO      3700 Block N. Main Street      1.03 ac.      CD 2

- a. Applicant/Agent: Yvette Kent, Jewell Management LLC
- b. Request: *From:* "FR" General Commercial Restricted      *To:* PD/FR Planned Development for all uses in "FR" General Commercial Restricted plus food manufacturing and distribution; site plan included

19. ZC-17-111      STEPHEN & JUDY ROBINSON      2420 N. College      0.32 ac.      CD 9

- a. Applicant/Agent: City of Fort Worth/Historic
- b. Request: *From:* "A-5/DD" One-Family/Demolition Delay      *To:* "A-5/HC" One-Family/Historic and Cultural Overlay

21. ZC-17-113      CITY OF FORT WORTH PLANNING & DEVELOPMENT/PETITION      2600 block  
(evens) Stadium Dr.      2.65 ac.      CD 9

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "B" Two-Family with TCU Residential Overlay      *To:* "A-5" One-Family with TCU Residential Overlay

22. ZC-17-115      CITY OF FORT WORTH PLANNING AND DEVELOPMENT      TEXT AMENDMENT:  
AMEND STOCKYARDS FORM BASED CODE USES      CD 2

- a. Applicant/Agent: City of Fort Worth Planning and Development
- b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 21653, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (2015), by amending Article 13 "Form Based Districts", of Chapter 4, "District Regulations" to amend Section 4.1309 Stockyards ("SY") District" amending the standards and guidelines and amending Section 4.1200 Form Based Districts Code Use Table to:
  - Add outdoor amusement, laundry collection and indoor vehicle sales as allowed uses within the Stockyards District

***To review the proposed amendments: [fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/](http://fortworthtexas.gov/planninganddevelopment/urban-design/stockyards/)***

**ADJOURNMENT:** \_\_\_\_\_

**ASSISTANCE AT THE PUBLIC MEETINGS:**

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

**ASISTENCIA A REUNIONES PUBLICAS:**

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

**Executive Session.**

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.